

GENERAL NOTES

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
3. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
4. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
5. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER.
6. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING AND/OR WATERPROOFING. REFER TO MANUFACTURER SPECIFICATIONS.
7. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECT(CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
8. ALL COMPONENTS, MATERIALS, ASSEMBLIES, AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS, AND REGULATED BUILDING PRACTICES.
9. DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS.CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS, AND MECHANIC, ELECTRICAL, AND PLUMBING SYSTEMS.
10. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
11. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
12. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
13. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
14. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
15. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.

OUTLINE SPECIFICATIONS

- EXCAVATION: REMOVE TOP SOILS AND ORGANIC MATERIALS. ADD SELECT FILL MATERIALS AND COMPACT TO 95% STANDARD PROCTOR. INSPECT ALL EXISTING PIERS FOR DETERIORATION AND REPAIR/REPLACE AS DIRECTED BY STRUCTURAL ENGINEER.
- CONCRETE: USE MIN 3,000# TEST 28-DAY DESIGN MIX w/ 4"-5" SLUMP FROM PREMIX BATCH PLANT AS DETERMINED BY ENGINEER. DO NOT ADD WATER AT SITE. FROM PARKING AREA TO SLOPE AT 1/8" PER FOOT TOWARD GARAGE DOOR. SPACE FOR 2x6 BASE PLATE ANCHOR, TIGHTEN NUT & WASHERS.
- WALLS: 2x6 #2 SPECIAL TREATED BASE PLATE, 2x6 #2 S.P. WALL STUDS AT 16" O.C. AND DOUBLE 2x6 TOP PLATE. EXTERIOR WALLS AND ASSEMBLY SYSTEMS TO BE FIRED RATED PER CODE.
- HEADERS DOUBLE 2x12 w/ 1/2" SPACER ON CRIPPLE SUPPORTS AT WINDOWS AND DOORS.
- HURRICANE STRAPS: USE METAL JOIST STRAPS FOR ROOF ANCHORS, IN ADDITION TO ROOF NAILING. IMPORTANT ON LARGE OVERHANGS AND CANTILEVERS.
- FASTENERS: USE COMMON NAILS OR NAIL-GUN NAILS FOR WHITE LUMBER, USE STAINLESS STEEL NAILS FOR ALL TREATED LUMBER, CCS, OR CPS. USE RING SHANK OR PROPER JOIST HANGAR NAILS AT JOIST FRAMING.
- ROOF FRAMING: PER CODE, OR AS PRESCRIBED ON STRUCTURAL DRAWINGS.
- ROOF DECK: 1/2" PLYWOOD w/ CLIPS OR 1/2" ZIP CLAD-OSB w/ CLIPS FOR ROOF DESIGN.
- MOISTURE BARRIER: INTEGRAL 7/16" ZIP SHEATHING, RADIANT BARRIER AT OWNERS REQUEST.
- SHEATHING: 7/16" ZIP GREEN. ALL STUDS IN CONTACT WITH GRADE SHALL BE MIN. 20 GA METAL.
- WALL MOISTURE CONTROL: MOISTURE BARRIER FELT (MORTAR NET, OR EQ), KEEP WALL MORTAR DROPPINGS TO A MINIMUM INSIDE WALL CAVITY. USE CELLULAR VENT WEEP HOLES AT 24" O.C.
- FLASHING: USE 12"x12" RIDGE AND VALLEY FLASHING, UTILIZE SPECIFIC FLASHING AS REQUIRED PER STANDARDS SHEET.
- GUTTERS: USE PAINTED HALF-ROUND GUTTERS, CONDUCTOR HEADS, AND DOWNSPOUTS, SHOP APPLIED COLOR PER DESIGNER.
- SPLASH BLOCKS: PREFORMED CONCRETE OR HARD PLASTIC. GRADE TO REMOVE WATER PROPERLY AT ALL DOWNSPOUTS.
- MASONRY FREEZE: 1x4 WOOD PANEL, 1" THICK
- FASCIA: 1x6 WOOD PANEL, WD-1 THICK, COVER WITH ALUM. FLASHING TO MATCH ROOFING.
- SOFFIT: 1-1/2" WOOD SOFFIT PANELS. COLOR AND SPEC TO MATCH EXTERIOR WOOD PANELING.
- SOFFIT VENTS: 9"x16" INSECT SCREENED AND VENTED ALUMINUM, PRIMED AND PAINTED.
- FASCIA DRIP: 1x2 FASCIA TRIM.
- PAINTING: CAULK AND PREP ALL SURFACES READY TO RECEIVE PRIMER AND PAINT. APPLY LATEX OR ALKYD PRIMER ON SANDED OR PREPARED SURFACE. APPLY (2) COATS OF EXTERIOR LATEX OR EXTERIOR ENAME. COLOR AND FINISH TO BE SELECTED BY DESIGNER.
- GYP. BOARD: USE 1/2" GYPSUM BOARD, NON-FIRE RATED (EXCEPT AT EXTERIOR WALLS AND GARAGE BOUNDARY WHICH SHALL BE TYPE X), FOR WALLS AND CEILING, TAPE, FLOAT, TEXTURE, AND FINISH w/ PAINT.
- INSULATION: AS REQUIRED BY ENERGY CODE AT EXTERIOR ENERGY BOUNDARY (R-38 AT ROOF, R-20 AT WALLS), PROVIDE SOUND ATTENUATED BATT INSULATION AT ALL BEDROOMS AND BATHROOMS FULL DEPTH AND WIDTH OF INTERIOR WALLS.
- METALS: ALL EXTERIOR METAL COMING IN CONTACT WITH CONCRETE TO BE GALVANIZED, OR STAINLESS STEEL.
- PLUMBING: ALL PLUMBING STACKS TO BE LOCATED WITHIN TPO ROOFING SYSTEM, OR STANDING SEAM, AT PARAPETS OR SOUTHEAST SIDE OF RIDGE LINE. FLASH PER MANUFACTURER RECOMMENDATIONS. COMBINE ALL VENTS INTO SINGLE STACKS AS ABLE.

JUNIPER RIDGE LOT 5A PARK ROAD 36 GRAFORD, TX



DRAWING INDEX

A00.10	COVER - DRAWING INDEX	1	04-30-2023	PERMIT SET
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A01.02	SITE PLAN 5A	1	04-30-2023	PERMIT SET
A02.01	LEVEL 1 & 2 FLOOR PLAN	1	04-30-2023	PERMIT SET
A02.02	ROOF & FOUNDATION PLAN	1	04-30-2023	PERMIT SET
A03.01	ELEVATIONS	1	04-30-2023	PERMIT SET
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A04.01	LEVEL 1 & 2 REFLECTED CEILING PLAN	1	04-30-2023	PERMIT SET
A05.01	LEVEL 1 & 2 POWER PLAN	1	04-30-2023	PERMIT SET
A06.01	LEVEL 1 & 2 FINISH PLAN	1	04-30-2023	PERMIT SET
A09.01	RENDERINGS	1	04-30-2023	PERMIT SET

PROJECT DATA

BUILDING CODE:

2015 INTERNATIONAL BUILDING CODE WITH CITY AMENDMENTS
2015 INTERNATIONAL RESIDENTIAL CODE WITH CITY AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE WITH CITY AMENDMENTS
2015 INTERNATIONAL PLUMBING CODE WITH CITY AMENDMENTS
2017 INTERNATIONAL ELECTRICAL CODE WITH CITY AMENDMENTS
2015 INTERNATIONAL FIRE CODE WITH CITY AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH CITY AMENDMENTS
2015 GREEN CONSTRUCTION CODE WITH CITY AMENDMENTS

** REFER TO LOCAL JURISDICTION FOR ALL ADOPTED AMENDMENTS WHICH CAN BE FOUND UNDER CODES ADOPTED BY THE CITY OF GRAFORD, TEXAS (WWW.MUNICODE.COM)

ZONING DISTRICT: NOT ZONED, RESIDENTIAL

BUILDING HEIGHT: 30' - 8" MAX HT: 33'-0"

PROJECT SITE AREA:

LOT AREA: 5,162 SF
LOT WIDTH 55'-0" ALONG SUMMERS END LANE
LOT DEPTH 94'-0"

LOT IMPERVIOUS: = 2,302 SF (44%)
FOUNDATION = 1,881 SF
SECOND FLOOR OVERHANG = 0 SF
IMPERVIOUS PAVING = 421 SF

PROJECT SETBACK REQUIREMENTS:
FRONT YARD SETBACK: 10'-0"
SIDE YARD SETBACK: 5'-0"
REAR YARD SETBACK: 25'-0"

FIRE PROTECTION:
FIRE SUPPRESSION NOT REQUIRED PER DEVELOPMENT
CCR AND COUNTY REQUIREMENTS

SQUARE FOOTAGE:
JUNIPER RIDGE LOT 5A

LEVEL 1 SF: 1,140 SF
LEVEL 2 SF: 1,460 SF
TOTAL LIVABLE SF: 2,600 SF

GARAGE SF: 408 SF
COVERED PATIO SF: 333 SF
ROOF DECK SF: 333 SF
TOTAL COVERED SF: 3,341 SF
FOUNDATION SF: 1,881 SF

JUNIPER RIDGE LOT 5A
PARK ROAD 36
GRAFORD, TEXAS 76449

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	04-30-2023

RYAN JACOBSON
DESIGN LLC

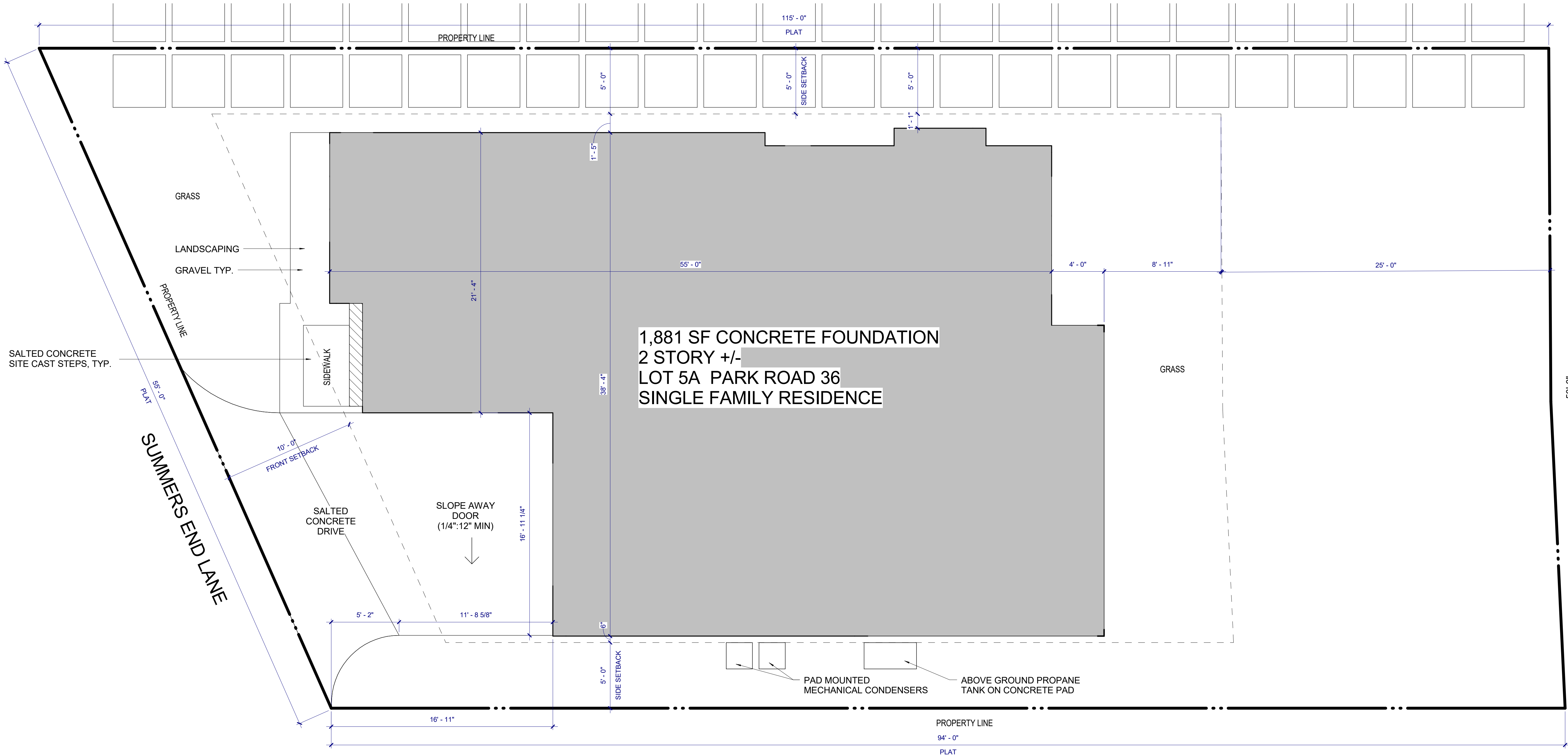
JUNIPER RIDGE

COVER - DRAWING
INDEX

Project number LOT 7A
Date 04/30/2023

A00.10

Scale



JUNIPER RIDGE LOT 5A
PARK ROAD 36
GRAFORD, TEXAS 76449

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No.	Description	Date
1	PERMIT SET	04-30-2023

RYAN JACOBSON
DESIGN LLC

JUNIPER RIDGE

SITE PLAN 5A

Project number LOT 7A
Date 04/30/2023

A01.02

Scale 1/4" = 1'-0"

Window Schedule			
Mark	Type	Sill Height	Head Height
103	30" x 96"	4"	8' - 4"
104A	30" x 72"	2' - 0"	8' - 0"
104B	30" x 72"	2' - 0"	8' - 0"
104C	30" x 72"	2' - 0"	8' - 0"
104D	30" x 72" CASEMENT	2' - 0"	8' - 0"
109A	24" x 96"	0"	8' - 0"
110A	36" x 96"	0"	8' - 0"
110B	36" x 96"	0"	8' - 0"
110C	36" x 96"	0"	8' - 0"
201A	42" x 24"	0"	2' - 0"
201A	42" x 96"	2' - 0"	10' - 0"
201B	30" x 24"	0"	2' - 0"
201B	30" x 96"	2' - 0"	10' - 0"
202A	30" x 72"	2' - 0"	8' - 0"
202B	30" x 72"	2' - 0"	8' - 0"
202D	30" x 72" CASEMENT	2' - 0"	8' - 0"
204	60" x 18"	7' - 0"	8' - 6"
207	60" x 18"	7' - 0"	8' - 6"

Window Schedule			
Mark	Type	Sill Height	Head Height
208	30" x 72" CASEMENT	2' - 0"	8' - 0"
210A	36" x 96"	0"	8' - 0"
210B	36" x 96"	0"	8' - 0"
210C	36" x 96"	0"	8' - 0"
210D	30" x 72" CASEMENT	2' - 0"	8' - 0"
211	72" x 18"	7' - 0"	8' - 6"
213A	36" x 96"	0"	8' - 0"
213B	36" x 96"	0"	8' - 0"
213C	36" x 96"	0"	8' - 0"
213D	30" x 72"	2' - 0"	8' - 0"
213E	30" x 72"	2' - 0"	8' - 0"
213F	72" x 24"	8' - 0"	10' - 0"
213G	72" x 24"	8' - 0"	10' - 0"
213H	36" x 24"	8' - 0"	10' - 0"
213I	36" x 24"	8' - 0"	10' - 0"
213J	36" x 24"	8' - 0"	10' - 0"
213K	24" x 72"	2' - 0"	8' - 0"
213L	24" x 36"	5' - 0"	8' - 0"

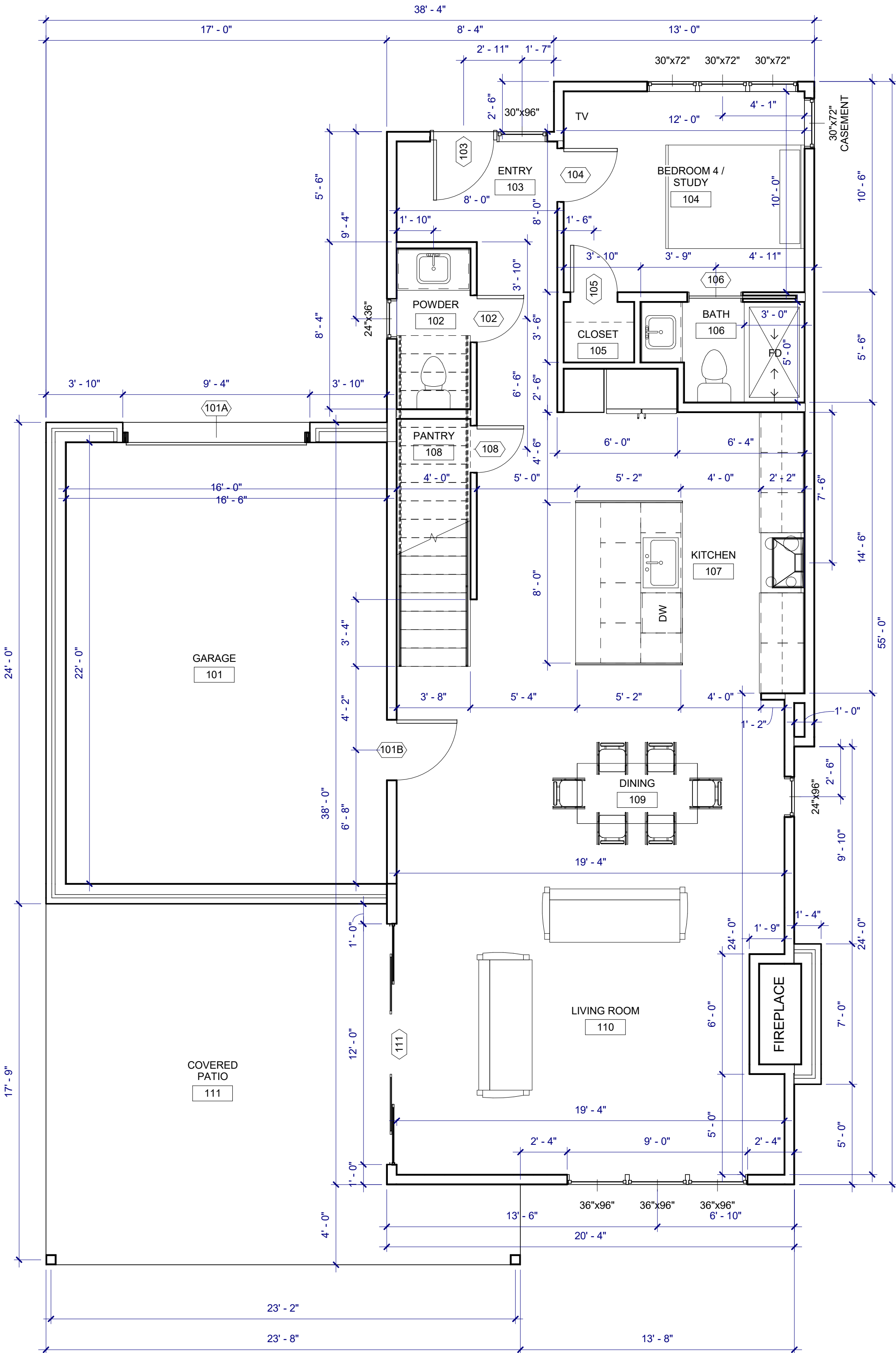
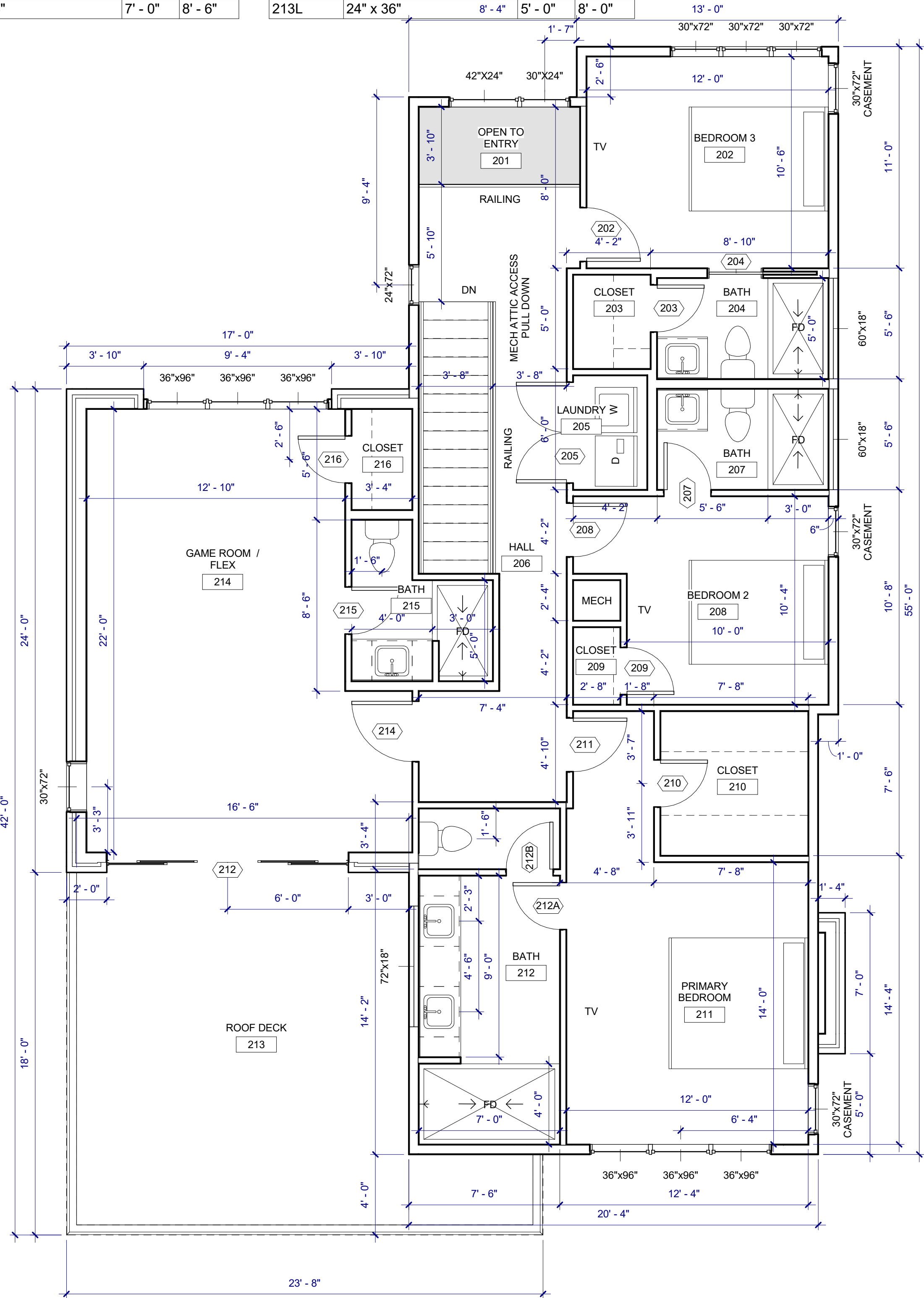
Door Schedule		
Mark	Type	Material
101A	9' x 8'	GARAGE
101B	36" x 96"	WOOD
102	28" x 96"	WOOD
103	GLASS DOOR 3'x8'	GLASS
104	32" x 96"	WOOD
105	28" x 96"	WOOD
106	32" x 96"	WOOD
108	28" x 96"	WOOD
111	12' x 8' Sliding Glass Door	GLASS
202	32" x 96"	WOOD
203	28" x 96"	WOOD
204	32" x 96"	WOOD

Door Schedule		
Mark	Type	Material
205	60" x 96"	GLASS
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	28" x 96"	WOOD
210	28" x 96"	WOOD
211	32" x 96"	WOOD
212	12' x 8' Sliding Glass Door	GLASS
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
214	36" x 96"	WOOD
215	28" x 96"	WOOD
216	28" x 96"	WOOD

SQUARE FOOTAGE:
JUNIPER RIDGE LOT 5A

LEVEL 1 SF: 1,140 SF
LEVEL 2 SF: 1,460 SF
TOTAL LIVABLE SF: 2,600 SF

GARAGE SF: 408 SF
COVERED PATIO SF: 333 SF
ROOF DECK SF: 333 SF
TOTAL COVERED SF: 3,341 SF
FOUNDATION SF: 1,881 SF



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PARK ROAD 36
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No.	Description	Date
1	PERMIT SET	04-30-2023

RYAN JACOBSON
DESIGN LLC
JUNIPER RIDGE

LEVEL 1 & 2 FLOOR
PLAN

Project number LOT 7A
Date 04/30/2023

A02.01

Scale 1/4" = 1'-0"

LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

- PROVIDE SUB-SILL PLATE TERMITE AND AIR BARRIER UNDER BOTTOM PLATE AT SLAB.
- PROVIDE MASTIC TRANSITION FROM EXTERIOR SHEATHING TO CONCRETE SLAB / BRICK LEDGE.
- PROVIDE HURRICANE STRAPS AT STUD TO RAFTER CONNECTIONS.
- UTILIZE STAINLESS STEEL FASTENERS AT ALL EXTERIOR WOOD PLANK INSTALLATIONS.
- UTILIZE STAINLESS STEEL OR GALVANIZED MASONRY TIES AT ALL EXTERIOR STONE CLADDING.
- SLOPE ALL WINDOW SILLS TO EXTERIOR AND PROVIDE 1/4" DAM WITH SLOPE PRIOR TO INSTALL OF WINDOW.
- TEST ALL WINDOWS PRIOR TO INSTALL FOR MANUFACTURER DEFECTS AND LEAKS.
- SLOPE ALL BRICK LEDGES TO WEEP HOLES. PROVIDE WEEP HOLE AT 24" O.C. AT ALL MASONRY CLADDING.
- PROVIDE MASTIC SEALED TRANSITIONS AT ALL THROUGH-WALL PENETRATIONS.
- PROVIDE FULL DEPTH UNFACED BATT INSULATION AT ALL INTERIOR PARTITIONS ADJACENT TO OFFICES, BEDROOMS, STAIRWAYS, AND BATHROOMS.

TYPICAL STANDING SEAM

THERMOPLASTIC POLYOLEFIN (TPO)

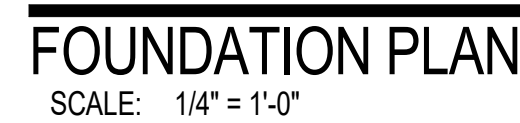
40 MIL FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
(COLOR: GRAY) OVER 3/4" OSB DECKING BOARD ON
STRUCTURAL ROOF FRAMING. PROVIDE TAPERED INSULATION,
OR BUILT-UP ROOFING SYSTEM AS REQUIRED TO SLOPE SYSTEM
TO SCUPPER, CONDUCTOR HEAD, AND DOWNSPOUT SYSTEM.
TEST SYSTEM TO ENSURE NO PONDING UPON COMPLETION,
REPAIR AS NEEDED FOR ANY PONDING / LEAKS. ALL
PENETRATIONS SHALL BE WRAPPED PER MANUFACTURER
RECOMMENDATIONS.

COMPOSITE PLANKS AT BALCONY

COCNRETE DECK AT BALCONY

TYPICAL TRELLIS

2"x8" CEDAR PLANK FASTENED TO CEDAR COLUMN (PER STRUCTURAL). PROVIDE POCKETED CONCEALED FASTENERS NOT VISIBLE FROM BELOW AND UTILIZE PAINTED SIMPSON TIES ONLY AS REQUIRED.



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1	PERMIT SET	04-30-2023

RYAN JACOBSON
DESIGN LLC

JUNIPER RIDGE

ROOF & FOUNDATION
PLAN

Project number	LOT 7A
Date	04/30/2023

A02.02

Scale	1/4" = 1'-0"
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WALL ASSEMBLY

EXT WALL - STONE ASSEMBLY

2"x6" WOOD STUDS AT 16" O.C. PROVIDE FIRE BLOCKING AT 5' AFF FOR 10'H WALLS, & ADD'L FIRE BLOCKING AT 10' AFF AT WALLS OVER 10' TALL. PROVIDE 7/16" ZIP SYSTEM SHEATHING PANEL w/ INTEGRAL AIR BARRIER, R-19 MIN BATT INSULATION OR AS REQUIRED BY ENERGY CODE.

STONE, AS NOTED ON ELEVATIONS. PROVIDE 1" VENTED AIRSPACE AND MASONRY TIE-BACKS PER CODE. PROVIDE WEEP HOLES AT 16" O.C. AND MASONRY FLASHING OVER MASONRY LEDGE.

EXT WALL - INSULATED PANEL ASSEMBLY

2"x6" WOOD STUDS AT 16" O.C. PROVIDE FIRE BLOCKING AT 5' AFF FOR 10'H WALLS, & ADD'L FIRE BLOCKING AT 10' AFF AT WALLS OVER 10' TALL. PROVIDE 7/16" ZIP SYSTEM SHEATHING PANEL w/ INTEGRAL AIR BARRIER, R-19 MIN BATT INSULATION OR AS REQUIRED BY ENERGY CODE.

EXTERIOR WALL PANELING, WP-X AS NOTED ON ELEVATIONS, PROVIDE 3/4" BATTEN STRIPS BETWEEN SHEATHING PANEL AND EXTERIOR FINISH FOR RAINSCREEN AIR FLOW.

EXT WALL - NON INSULATED PANEL ASSEMBLY

2x6 WOOD STUDS AT 16" O.C. PROVIDE 7/16" ZIP SYSTEM WITH INTEGRAL AIR BARRIER.

EXTERIOR WALL PANEL, AS NOTED ON ELEVATIONS. PROVIDE 3/4" BATTEN STRIPS BETWEEN SHEATHING PANEL AND FINISH FOR RAINSCREEN AIR FLOW.

EXT WALL - STUCCO ASSEMBLY

2x6 WOOD STUDS AT 16" O.C. PROVIDE FIRE BLOCKING AT 5' AFF FOR 10'H WALLS, & ADD'L FIRE BLOCKING AT 10' AFF AT WALLS OVER 10' TALL. PROVIDE 7/16" ZIP SYSTEM SHEATHING PANEL w/ INTEGRAL AIR BARRIER, R-19 MIN BATT INSULATION OR AS REQUIRED BY ENERGY CODE.

EXTERIOR STUCCO FINISH, AS NOTED ON ELEVATIONS, THREE-COAT TRADITIONAL STUCCO APPLICATION, PROVIDE INTEGRAL COLOR WITH BREATHABLE SYSTEM PER DEVELOPER. PROVIDE DRAINAGE MAT OVER SHEATHING PANEL.

TYPICAL INTERIOR PARTITION

2"x4" WOOD STUDS AT 16" O.C. TYP. PROVIDE 2x6 STUDS AT 16" O.C. AT WALLS SEPARATING CONDITIONED AND NON-CONDITIONED SPACES AND AT WELLS WALLS IN BATHROOMS, PROVIDE 1/2" GYPSUM BOARD ON INT WALL OF GARAGE AND INT WALL OF MECHANICAL CLOSETS.

TYPICAL NOTES - ALL ASSEMBLIES

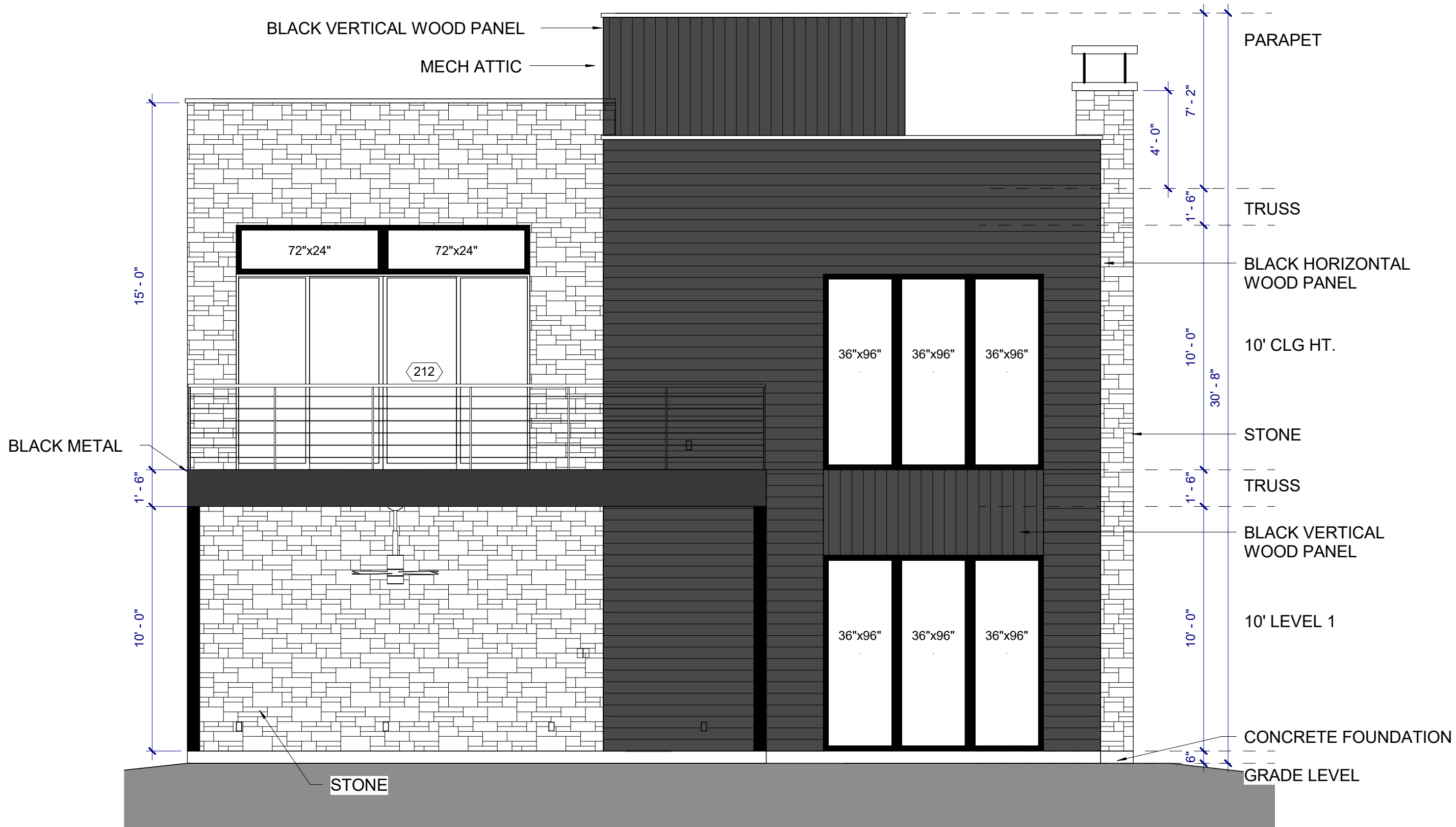
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- PROVIDE MASTIC TRANSITION FROM EXTERIOR SHEATHING TO CONCRETE SLAB / BRICK LEDGE.
- PROVIDE HURRICANE STRAPS AT STUD TO RAFTER CONNECTIONS.
- UTILIZE STAINLESS STEEL FASTENERS AT ALL EXTERIOR WOOD PLANK INSTALLATIONS.
- UTILIZE STAINLESS STEEL OR GALVANIZED MASONRY TIES AT ALL EXTERIOR STONE CLADDING.
- SLOPE ALL WINDOW SILLS TO EXTERIOR AND PROVIDE SILL DAM WITH SLOPE PRIOR TO INSTALL OF WINDOW. TEST ALL WINDOWS PRIOR TO INSTALL FOR MANUFACTURER DEFECTS AND LEAKS.
- SLOPE ALL BRICK LEDGES TO WEEP HOLES. PROVIDE WEEP HOLE AT 24" O.C. AT ALL MASONRY CLADDING.
- PROVIDE MASTIC SEALED TRANSITIONS AT ALL THROUGH-WALL PENETRATIONS.
- PROVIDE FULL DEPTH UNFACED BATT INSULATION AT ALL INTERIOR PARTITIONS ADJACENT TO OFFICES, BEDROOMS, STAIRWAYS, AND BATHROOMS.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

2



REAR ELEVATION

SCALE: 1/4" = 1'-0"

1

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1	PERMIT SET	04-30-2023

RYAN JACOBSON
DESIGN LLC

JUNIPER RIDGE

ELEVATIONS

Project number	LOT 7A
Date	04/30/2023

A03.01

Scale 1/4" = 1'-0"

WALL ASSEMBLY

EXT WALL - STONE ASSEMBLY

2"x6" WOOD STUDS AT 16" O.C. PROVIDE FIRE BLOCKING AT 5' AFF FOR 10'H WALLS, & ADD'L FIRE BLOCKING AT 10' AFF AT WALLS OVER 10' TALL. PROVIDE 7/16" ZIP SYSTEM SHEATHING PANEL w/ INTEGRAL AIR BARRIER. R-19 MIN BATT INSULATION OR AS REQUIRED BY ENERGY CODE.

STONE, AS NOTED ON ELEVATIONS. PROVIDE 1" VENTED AIRSPACE AND MASONRY TIE-BACKS PER CODE. PROVIDE WEEP HOLES AT 16" O.C. AND MASONRY FLASHING OVER MASONRY LEDGE.

EXT WALL - INSULATED PANEL ASSEMBLY

2"x6" WOOD STUDS AT 16" O.C. PROVIDE FIRE BLOCKING AT 5' AFF FOR 10'H WALLS, & ADD'L FIRE BLOCKING AT 10' AFF AT WALLS OVER 10' TALL. PROVIDE 7/16" ZIP SYSTEM SHEATHING PANEL w/ INTEGRAL AIR BARRIER. R-19 MIN BATT INSULATION OR AS REQUIRED BY ENERGY CODE.

EXTERIOR WALL PANELING, WP-X AS NOTED ON ELEVATIONS, PROVIDE 3/4" BATTEN STRIPS BETWEEN SHEATHING PANEL AND EXTERIOR FINISH FOR RAINSCREEN AIR FLOW.

EXT WALL - NON INSULATED PANEL ASSEMBLY

2x6 WOOD STUDS AT 16" O.C. PROVIDE 7/16" ZIP SYSTEM WITH INTEGRAL AIR BARRIER.

EXTERIOR WALL PANEL, AS NOTED ON ELEVATIONS. PROVIDE 3/4" BATTEN STRIPS BETWEEN SHEATHING PANEL AND FINISH FOR RAINSCREEN AIR FLOW.

EXT WALL - STUCCO ASSEMBLY

2x6 WOOD STUDS AT 16" O.C. PROVIDE FIRE BLOCKING AT 5' AFF FOR 10'H WALLS, & ADD'L FIRE BLOCKING AT 10' AFF AT WALLS OVER 10' TALL. PROVIDE 7/16" ZIP SYSTEM SHEATHING PANEL w/ INTEGRAL AIR BARRIER. R-19 MIN BATT INSULATION OR AS REQUIRED BY ENERGY CODE.

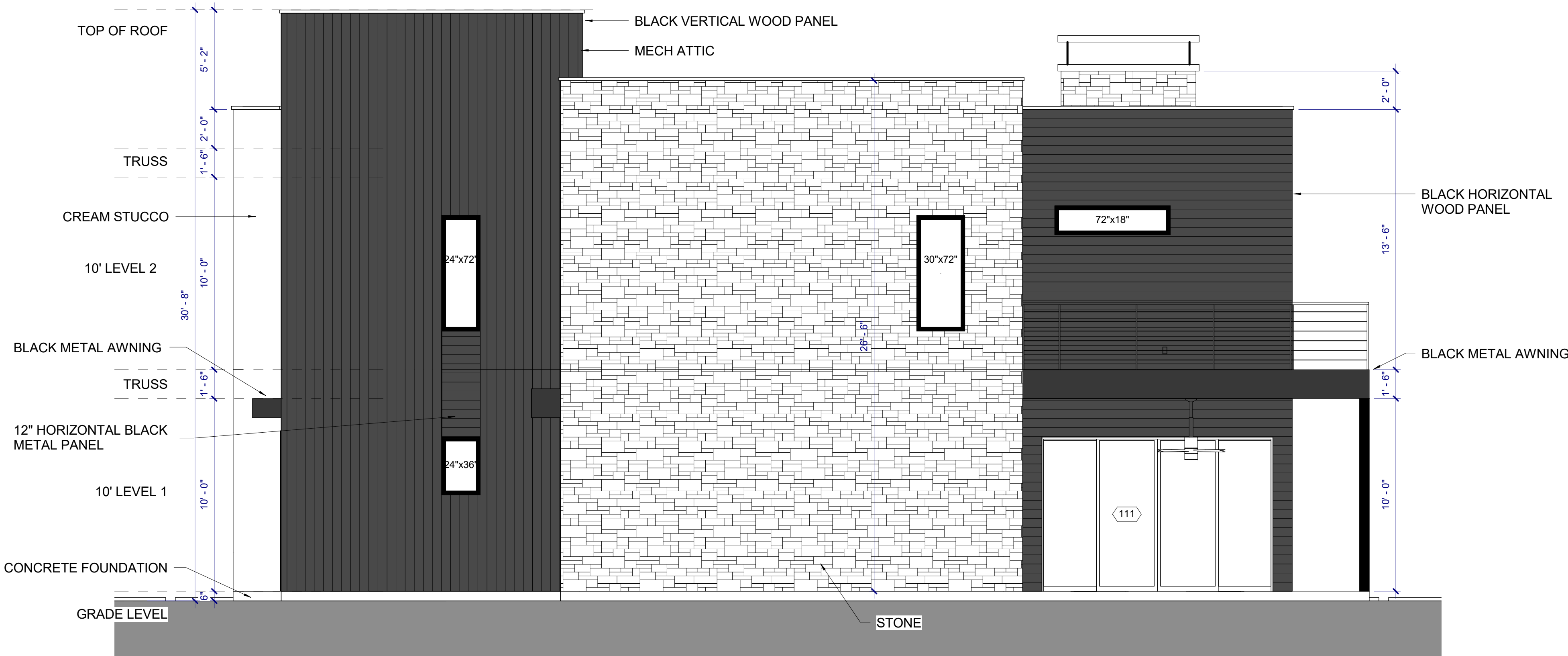
EXTERIOR STUCCO FINISH, AS NOTED ON ELEVATIONS, THREE-COAT TRADITIONAL STUCCO APPLICATION. PROVIDE INTEGRAL COLOR WITH BREATHABLE SYSTEM PER DEVELOPER. PROVIDE DRAINAGE MAT OVER SHEATHING PANEL.

TYPICAL INTERIOR PARTITION

2"x4" WOOD STUDS AT 16" O.C. TYP. PROVIDE 2x6 STUDS AT 16" O.C. AT WALLS SEPARATING CONDITIONED AND NON-CONDITIONED SPACES AND AT WELLS WALLS IN BATHROOMS. PROVIDE 1/2" GYPSUM BOARD ON INT WALL OF GARAGE AND INT WALL OF MECHANICAL CLOSETS.

TYPICAL NOTES - ALL ASSEMBLIES

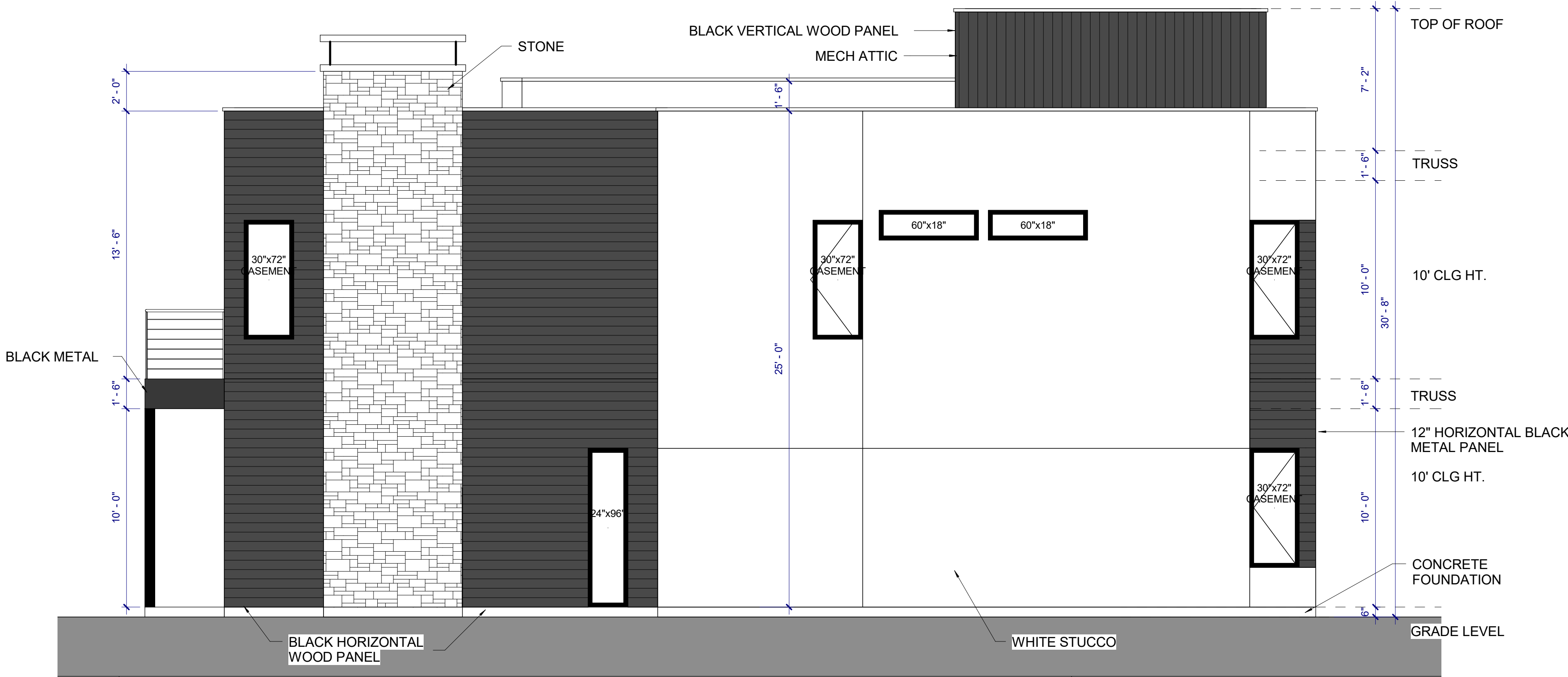
- PROVIDE SUB-SILL PLATE TERMITE AND AIR BARRIER UNDER BOTTOM PLATE AT SLAB.
- PROVIDE MASTIC TRANSITION FROM EXTERIOR SHEATHING TO CONCRETE SLAB / BRICK LEDGE.
- PROVIDE HURRICANE STRAPS AT STUD TO RAFTER CONNECTIONS.
- UTILIZE STAINLESS STEEL FASTENERS AT ALL EXTERIOR WOOD PLANK INSTALLATIONS.
- UTILIZE STAINLESS STEEL OR GALVANIZED MASONRY TIES AT ALL EXTERIOR STONE CLADDING.
- SLOPE ALL WINDOW SILLS TO EXTERIOR AND PROVIDE SILL DAM WITH SLOPE PRIOR TO INSTALL OF WINDOW. TEST ALL WINDOWS PRIOR TO INSTALL FOR MANUFACTURER DEFECTS AND LEAKS.
- SLOPE ALL BRICK LEDGES TO WEEP HOLES. PROVIDE WEEP HOLE AT 24" O.C. AT ALL MASONRY CLADDING.
- PROVIDE MASTIC SEALED TRANSITIONS AT ALL THROUGH-WALL PENETRATIONS.
- PROVIDE FULL DEPTH UNFACED BATT INSULATION AT ALL INTERIOR PARTITIONS ADJACENT TO OFFICES, BEDROOMS, STAIRWAYS, AND BATHROOMS.



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

2



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

1

JUNIPER RIDGE LOT 5A
PARK ROAD 36
GRAFORD, TEXAS 76449

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No.	Description	Date
1	PERMIT SET	04-30-2023

RYAN JACOBSON
DESIGN LLC

JUNIPER RIDGE

ELEVATIONS

Project number	LOT 7A
Date	04/30/2023

A03.02

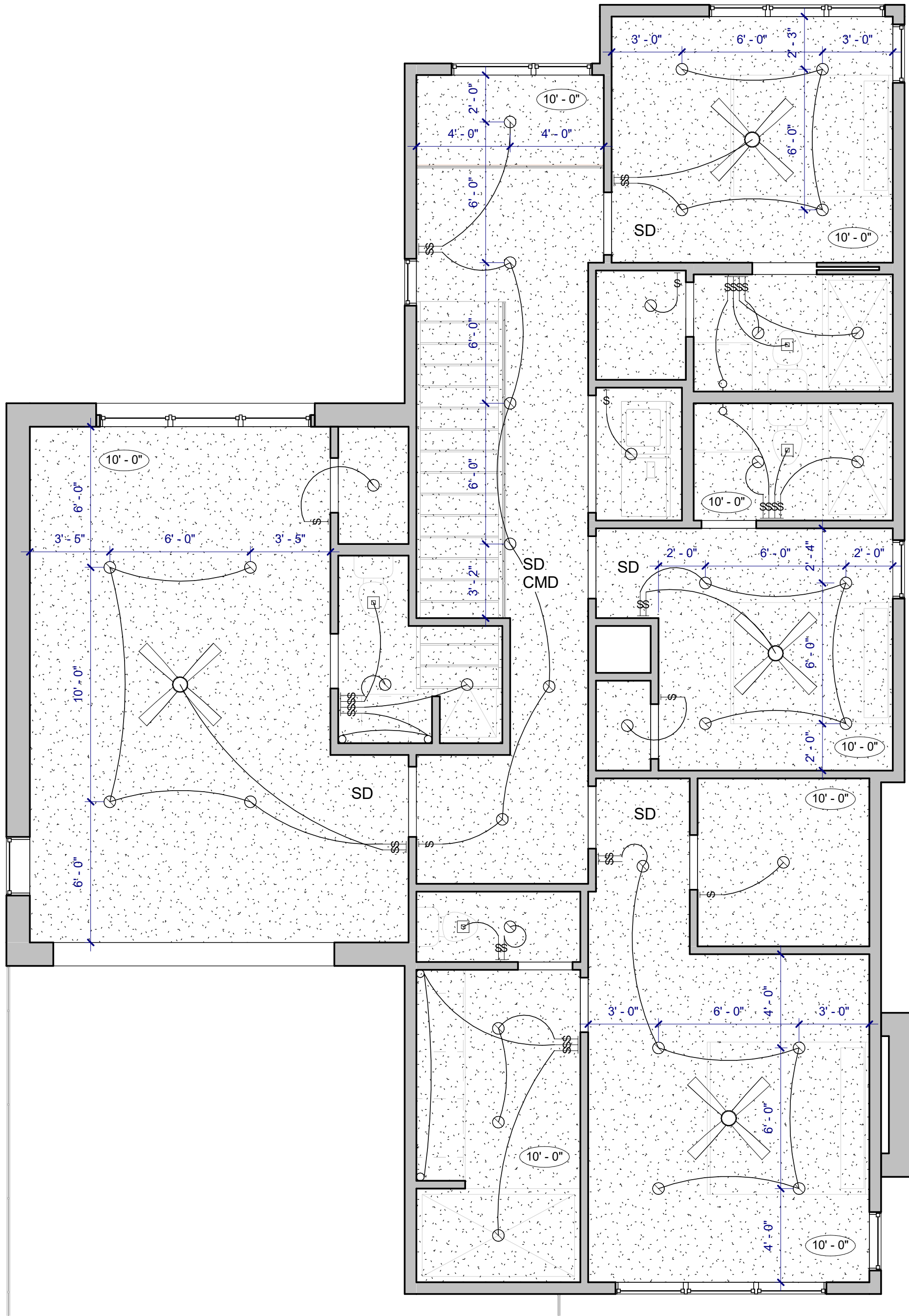
Scale	1/4" = 1'-0"
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LIGHTING NOTES

- PROVIDE UL COMPLIANT BACK BOXES AT ALL RECESSED LIGHTING FIXTURES.
- EXTEND PENDANT LIGHTING FIXTURES AS DIRECTED IN FIELD BY DESIGNER OR OWNER, PURCHASE ADJUSTABLE HEIGHT PENDANTS. STANDARD RULE OF THUMB: 7" HEAD HEIGHT AT PENDANTS UNLESS AT FIXED ISLAND, WHICH ARE TO BE POSITIONED 32" ABOVE COUNTERTOP.
- ALIGN ALL LIGHT FIXTURES AS SHOWN ON LIGHTING AND SWITCHING PLANS BY CENTERLINES.
- COORDINATE w/ OWNER FOR IN-FIELD ADJUSTMENTS OF LIGHTING FIXTURES UPON POSITIONING OF LIGHTING BACK BOXES AND ROMEX ROUTING.
- ALL EXTERIOR LIGHTING FIXTURES AND FIXTURES WITHIN SHOWER AREAS ARE TO BE EXTERIOR MOISTURE RATED PER MANUFACTURER.
- BASIS OF DESIGN FOR STANDARD RECESSED FIXTURES: HALO. ALL PENDANTS AND SCONCES TO BE SELECTED BY OWNER OR DESIGNER.
- UTILIZE LUTRON CASETA LIGHTING CONTROLS, POSITIONED IN FIRST FLOOR UNDER STAIR STORAGE ROOM.
- ALL SWITCHES SHALL BE GANGED TOGETHER, GANGS, BEYOND 5 SWITCHES SHALL RECEIVE SMART DIGITAL CONTROL PANELS (LUTRON, OR EQUAL).
- ALL CEILING FANS ARE TO BE CENTERED AMONG LIGHTING FIXTURES.
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE MOUNTED AT 6'-0" ABOVE FINISHED FLOOR BY LEVEL.
- ALL SWITCHES SHALL BE MOUNTED AT 48" AFF UNLESS NOTED OTHERWISE.

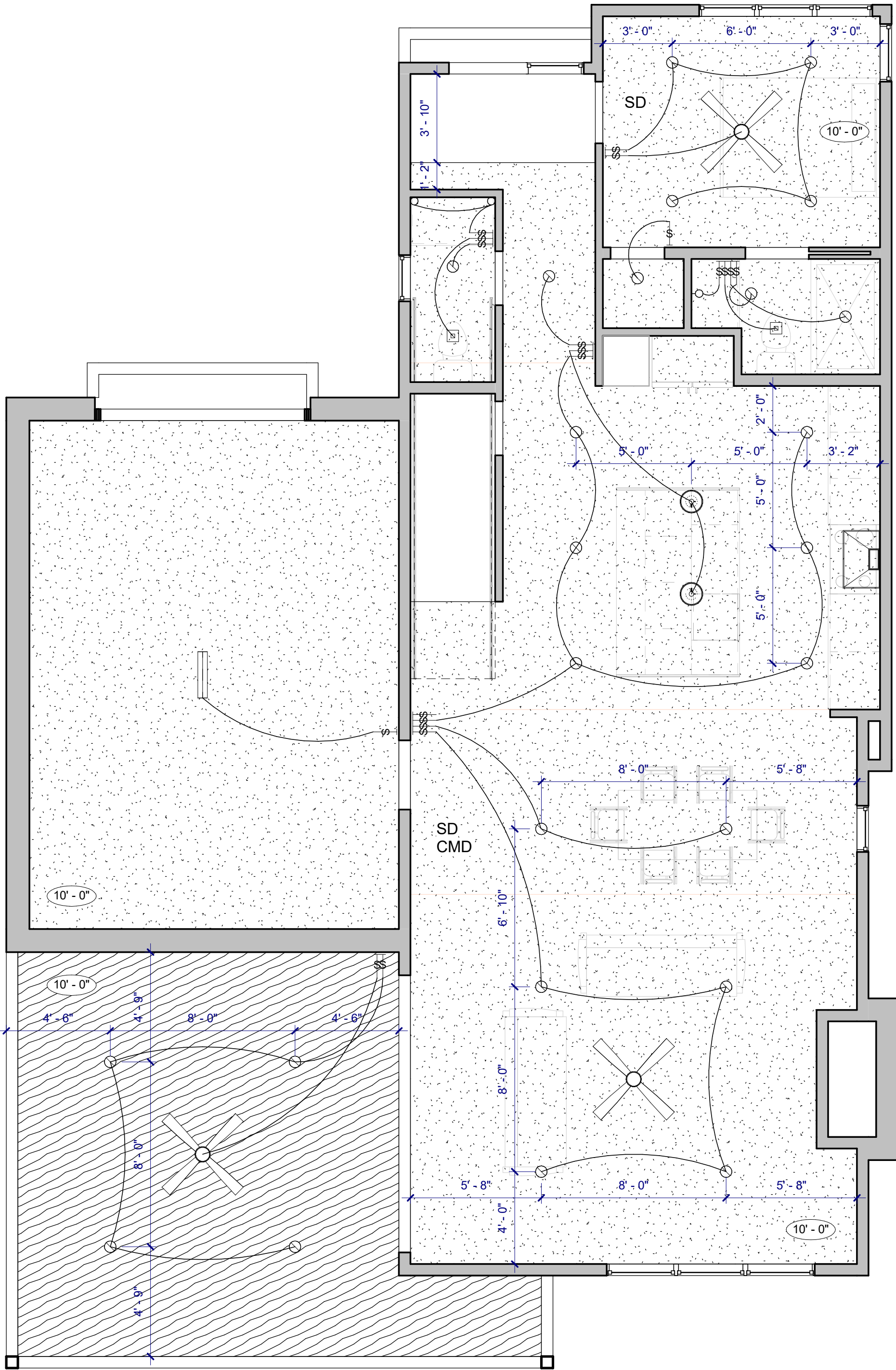
LEGEND

SD = SMOKE DETECTOR
CMD = CARBON MONOXIDE DETECTOR



LEVEL 2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



LEVEL 01 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

JUNIPER RIDGE LOT 5A
PARK ROAD 36
GRAFORD, TEXAS 76449

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No.	Description	Date
1	PERMIT SET	04-30-2023

RYAN JACOBSON
DESIGN LLC

JUNIPER RIDGE

LEVEL 1 & 2 REFLECTED
CEILING PLAN

Project number LOT 7A
Date 04/30/2023

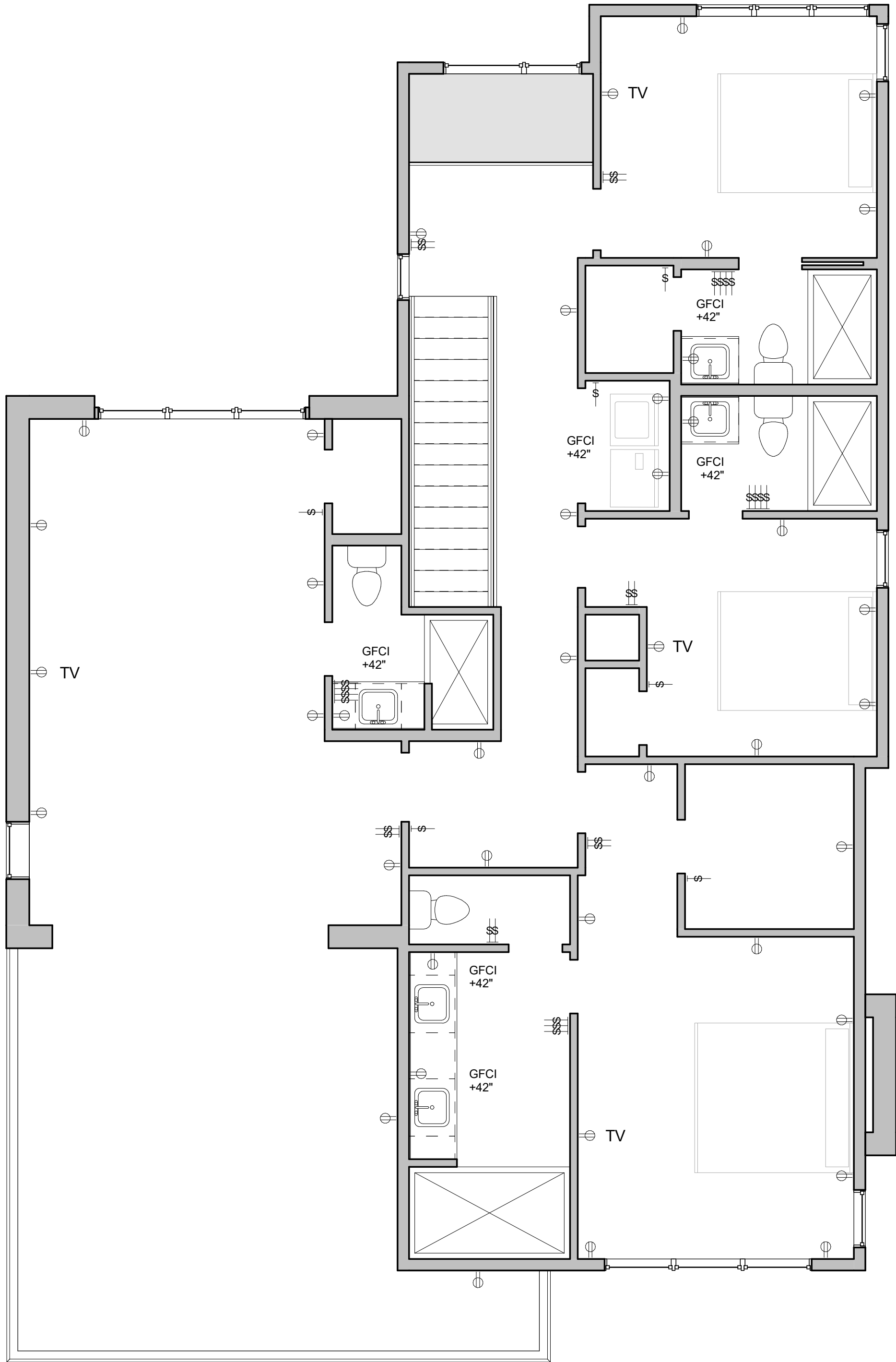
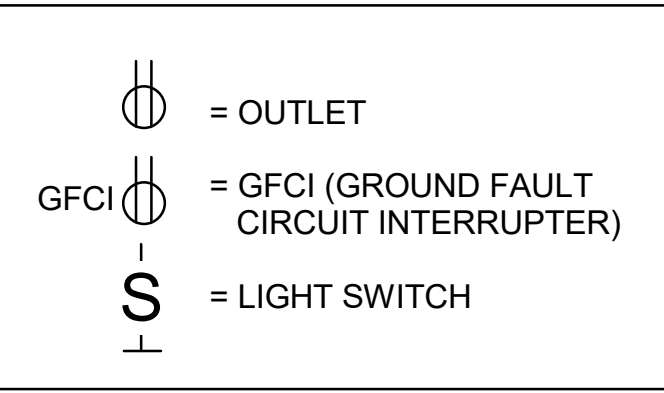
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Scale 1/4" = 1'-0"

UTILITY NOTES

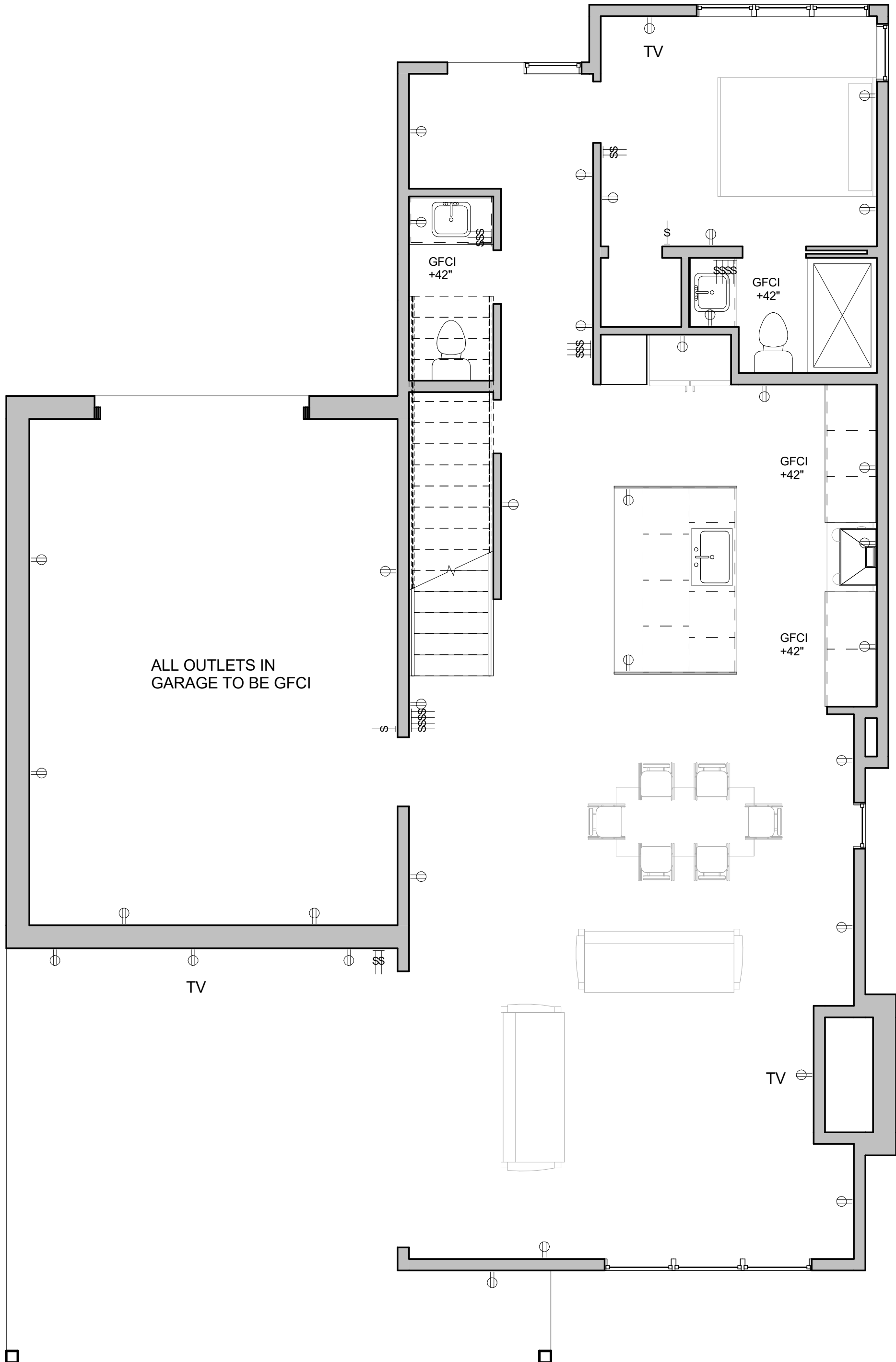
- ALL RECEPTACLES WITH "SP" ARE TO BE DESIGNATED AS SPECIALIZED OUTLET CONNECTIONS, COORDINATE WITH APPLIANCE REQUIREMENT PER OWNER.
- ALL RECEPTACLES WITH DOUBLE HORIZONTAL LINES ARE DESIGNATED TO BE QUADRUPLX RECEPTACLES.
- ALL RECEPTACLES WITH 'H' DESIGNATION SHALL BE INSTALLED HORIZONTALLY.
- ALL RECEPTACLES WITH "BLACK CAP" ARE TO BE DESIGNATED AS IRC COMPLIANT GFCI CIRCUITS.
- ALL RECEPTACLES WITH A NUMBER DESIGNATION SHALL BE MOUNTED AT HEIGHT (IN INCHES) DESIGNATED, ALL OUTLETS WITH A 'B' DESIGNATION SHALL BE INSTALLED CENTERED IN THE BASE BOARD, ALL RECEPTACLES WITHOUT A NUMBER ARE TO BE INSTALLED AT A STANDARD 12" AFF.
- ALL RECEPTACLES WITH AN 'A' ARE DESIGNATED TO RECEIVE A SPECIALIZED AMERAGE AT PAENL AND/OR DEDICATED CIRCUITRY.
- REFER CEILING LIGHTING AND SWITCHING PLANS FOR SEASONAL OUTLETS PLACED ON ROOF LINE.
- PROVIDE (1) OUTLET WITHIN ATTIC SPACE AT MECHANICAL UNIT AND (1) AT ATTIC HATCH ENTRY.
- PROVIDE CODE COMPLIANT GROUND FAULT CIRCUIT INTERRUPTER AND ARC FAULT CIRCUIT INTERRUPTER TO MEET REQUIREMENTS IN IRC 2015.
- PROVIDE FULLY SEPARATE CIRCUITRY FOR BATHROOM RECEPTACLES FROM HEATER/VENT AND LIGHTING CIRCUITS.
- APPLIANCES ARE TO BE ON SEPARATE GFCI CIRCUIT FROM THE REST OF THE KITCHEN.

LEGEND



LEVEL 02 - POWER PLAN

SCALE: 1/4" = 1'-0"



LEVEL 01 - POWER PLAN

SCALE: 1/4" = 1'-0"

JUNIPER RIDGE LOT 5A
PARK ROAD 36
GRAFORD, TEXAS 76449

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RYAN JACOBSON
DESIGN LLC

JUNIPER RIDGE

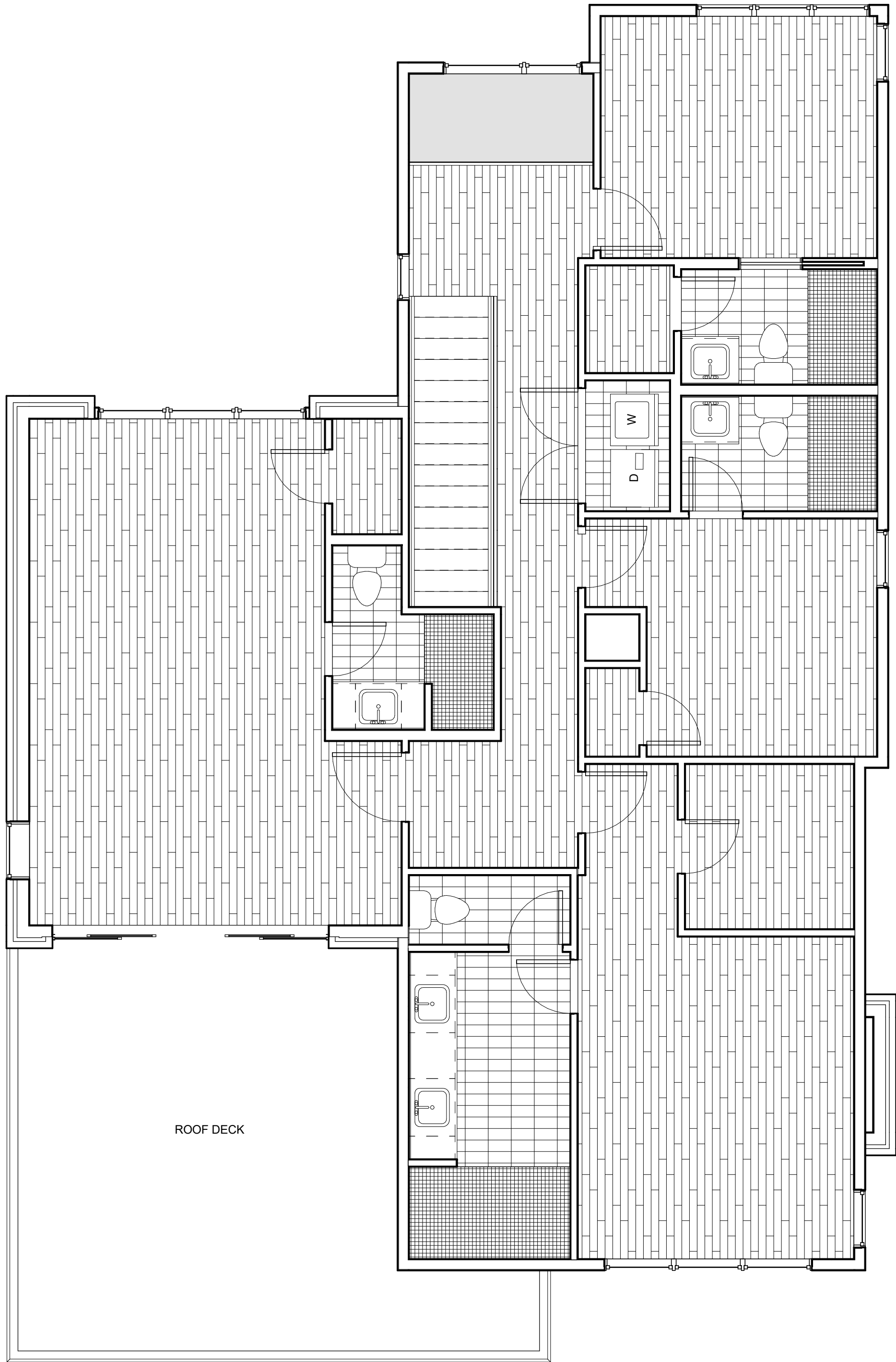
LEVEL 1 & 2 POWER
PLAN

Project number LOT 7A
Date 04/30/2023

A05.01

Scale 1/4" = 1'-0"

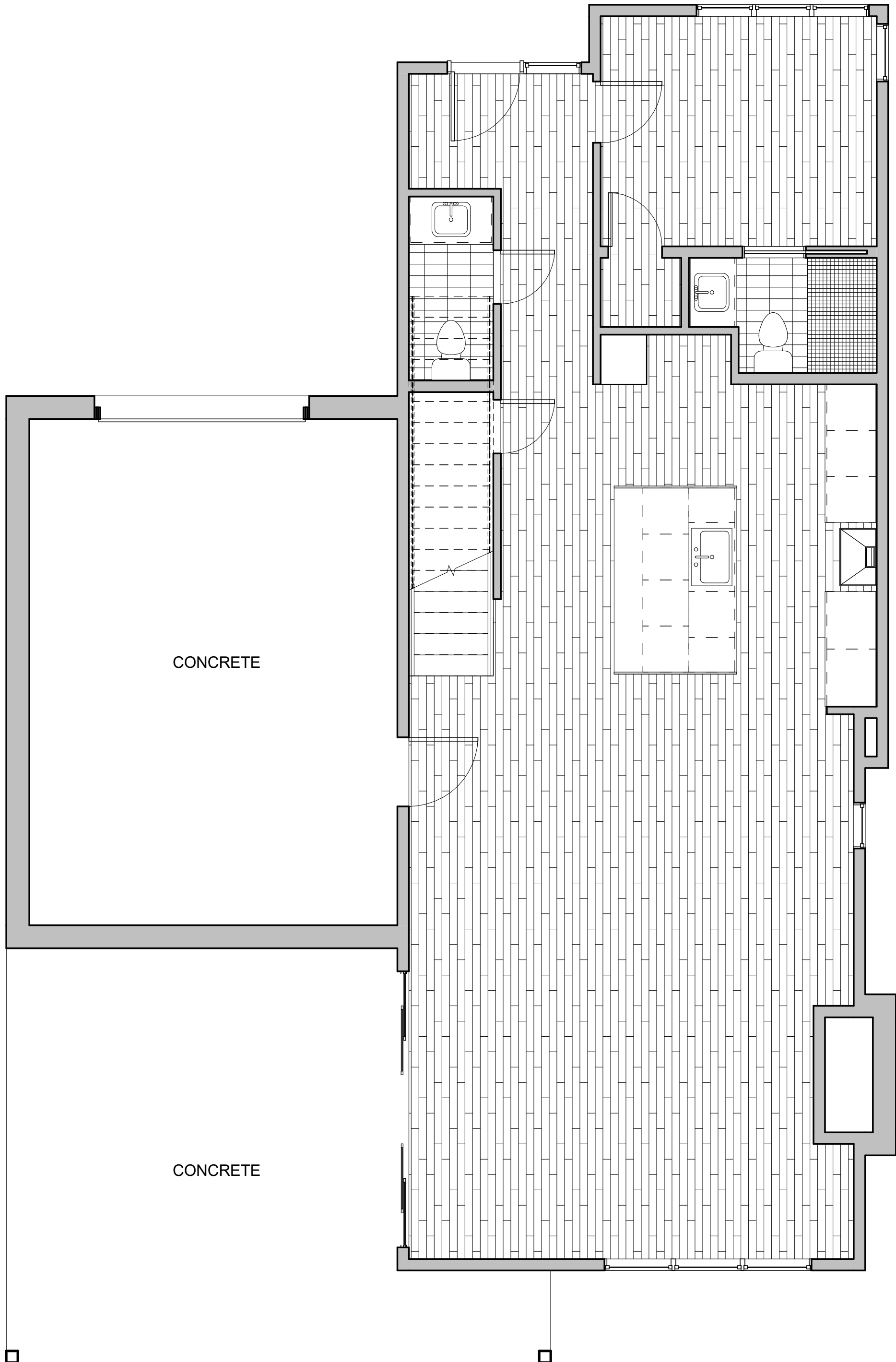
LVT-1	=	1,003 SF
CT-1	=	192 SF
CT-2	=	58 SF



LEVEL 02 - FINISH

SCALE: 1/4" = 1'-0"

LVT-1	=	908 SF
CT-01	=	51 SF
CT-02	=	15 SF



LEVEL 01 - FINISH

SCALE: 1/4" = 1'-0"

JUNIPER RIDGE LOT 5A
PARK ROAD 36
GRAFORD, TEXAS 76449

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No.	Description	Date
1	PERMIT SET	04-30-2023

RYAN JACOBSON
DESIGN LLC

JUNIPER RIDGE

LEVEL 1 & 2 FINISH
PLAN

Project number	LOT 7A
Date	04/30/2023

A06.01

Scale	1/4" = 1'-0"
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JUNIPER RIDGE LOT 5A
PARK ROAD 36
GRAFORD, TEXAS 76449

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RYAN JACOBSON
DESIGN LLC

JUNIPER RIDGE

RENDERINGS

Project number LOT 7A
Date 04/30/2023

A09.01

Scale